087.0	0006	0002.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	649,400 / 649,400
					USE VALUE:	649,400 / 649,400
					ASSESSED:	649,400 / 649,400

PROPERTY LOCATION

No	Alt No	Direction/Street/City
52		RIDGE ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	HANLEY JOAN M & JOHN J JR/TRS
Owner 2:	52 RIDGE STREET REALTY TRUST
Owner 3:	
Street 1:	384 PLACE LN
Street 2:	
Twn/City:	WOBURN
St/Prov:	MA Cntry: Own Occ: N
Postal:	01801 Type:

PREVIOUS OWNER

Owner 1:	HANLEY JOAN M -
Owner 2:	-
Street 1:	52 RIDGE STREET
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 7,150 Sq. Ft. of land mainly classified as One Family with a Cape Building built about 1941, having primarily Vinyl Exterior and 1269 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 0 HalfBath, 6 Rooms, and 2 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	2	Above Stree
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	7150.000	204,700	600	444,100	649,400
Total Card	0.164	204,700	600	444,100	649,400
Total Parcel	0.164	204,700	600	444,100	649,400

Source: Market Adj Cost | Total Value per SQ unit /Card: 511.74 | /Parcel: 511.7

Legal Description

User Acct 55291

GIS Ref

GIS Ref

Insp Date 10/09/18

Entered Lot Size

Total Land:

Land Unit Type:

PREVIOUS ASSESSMENT

Parcel ID 087.0-0006-0002.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	204,700	600	7,150.	444,200	649,500	649,500	Year End Roll	12/18/2019
2019	101	FV	182,700	600	7,150.	412,400	595,700	595,700	Year End Roll	1/3/2019
2018	101	FV	182,700	600	7,150.	412,400	595,700	595,700	Year End Roll	12/20/2017
2017	101	FV	182,700	600	7,150.	361,700	545,000	545,000	Year End Roll	1/3/2017
2016	101	FV	182,700	600	7,150.	329,900	513,200	513,200	Year End	1/4/2016
2015	101	FV	171,600	600	7,150.	291,900	464,100	464,100	Year End Roll	12/11/2014
2014	101	FV	171,600	600	7,150.	276,000	448,200	448,200	Year End Roll	12/16/2013
2013	101	FV	171,600	600	7,150.	262,700	434,900	434,900		12/13/2012

!7107!

PRINT

Date	Time
12/10/20	21:47:02

LAST REV

Date	Time
01/23/19	15:01:30

apro

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 7107

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
HANLEY JOAN M,	70526-259		1/18/2018	Convenience	1	No	No		
HANLEY JENNIFER	43870-435		10/8/2004	Family	10	No	No		
HANLEY JENNIFER	43270-306		7/13/2004	Family	10	No	No		
HANLEY MATTHEW/	35071-150		3/18/2002		360,000	No	No		
PETERSON CHARLE	25015-203		11/23/1994		160,000	No	No		Y

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
6/29/2018	900	Redo Bas	5,000	C				
5/13/2010	436	Manual	5,000					BUILD RETAINING WA

ACTIVITY INFORMATION

Date	Result	By	Name
10/9/2018	MEAS&NOTICE	BS	Barbara S
4/9/2009	Meas/Inspect	189	PATRIOT
4/3/2000	Measured	263	PATRIOT
1/1/1990		PM	Peter M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

USER DEFINED

Prior Id # 1:	55291
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		7150		Sq. Ft.	Site		0	70.	0.89	12									444,149						444,100	

Total AC/HA: 0.16414 | Total SF/SM: 7150 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 444,149 | Spl Credit | Total: 444,100

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	5 - Cape		
Sty Ht:	1A - 1 Sty +Attic		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	PINK		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1941	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G12	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:	1		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Good
A Bath:		Rating:	
3/4 Bath:	1	Rating:	Average
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:	1	Rating:	Average

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	31.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	31	%

CALC SUMMARY

Basic $ / SQ:	105.00
Size Adj.:	1.35000002
Const Adj.:	0.99989998
Adj $ / SQ:	141.736
Other Features:	85000
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	296613
Depreciation:	91950
Depreciated Total:	204663

COMMENTS

BSMT SINK.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs:	6	BRs:	2	Baths:	1	HB					

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	6	2	
Totals			
1	6	2	

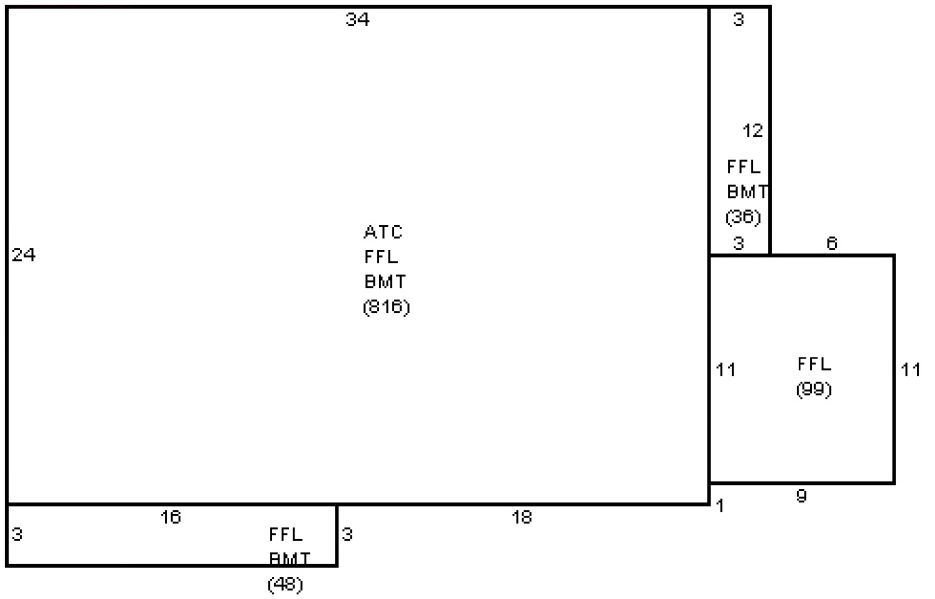
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:	1.00	Before Depr:	141.74
Special Features:	0	Val/Su Net:	93.68
Final Total:	204700	Val/Su SzAd	159.35

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	999	141.740	141,594
BMT	Basement	900	50.810	45,731
ATC	Attic	286	85.040	24,288
	Net Sketched Area:	2,185	Total:	211,613
Size Ad	1284.6000	Gross Are	2715	FinArea 1269

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
ATC	100	UNF	100		
BMT	100	RRM	30	A	

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 087.0-0006-0002.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
19	Patio	D	Y	1	10X32	A	AV	1941	3.42	T	40.8	101			600			600
2	Frame Shed	D	Y	1	6X12	A	AV	2017	0.00	T	1.6	101						

More:	N	Total Yard Items:	600	Total Special Featues:		Total:	600

IMAGE

AssessPro Patriot Properties, Inc